

B-4455

2535-57 MCCULLOH STREET

BALTIMORE CITY, MD

These three-story Swell Fronts were built circa 1899. They share the rich materials characteristic of this upper portion of Penn-North. These dwellings are faced with rusticated ashlar sandstone of their first floors. Above is iron-spot brick. Private access.

MD INVENTORY OF HISTORIC PROPERTIES FORM
ANDTOWN-WINCHESTER SURVEY

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name N/A

other names/site number rowhouses/ B-4455 (preferred)

2. Location

street & number 2535-57 McCulloh Street not for publication

city or town Baltimore vicinity N/A
state Maryland code MD county Baltimore City code 510
zip code 21217

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

| Contributing | Noncontributing |
|--------------|-----------------|
| 12 | buildings |
| | sites |
| | structures |
| | objects |
| 12 | Total |

USDI/NPS NRHP Registration Form
2535-57, McCulloh)
(Baltimore City, MD)

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Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC

Sub: multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Romanesque

Materials (Enter categories from instructions)

foundation sandstone

roof

walls BRICK

other sandstone

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) See continuation sheet.

8. Statement of Significance See continuation sheet.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

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Period of Significance c. 1899-1940

Significant Dates c. 1899

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder William T. McCaffrey, builder

Narrative Statement of Significance (Explain the significance of the property
on one or more continuation sheets.) See continuation sheet.

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9. Major Bibliographical References
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Maps

Bromley, G.W. and Co. Atlas of the City of Baltimore, Vol. 1. Philadelphia:
1885, 1896.
Hopkins, G.M. Map of the City of Baltimore, Maryland. 1876, 1877.
Sanborn Map Company. Insurance Maps, Baltimore, Maryland, Vols. 2,3, and 7.
New York: 1890, 1901, 1914, 1928.
Simmons, Isaac. 1852 Revision of the Thomas H. Poppleton Map. Baltimore:
1852.

Baltimore City Directories

Baltimore City Land Records
=====

10. Geographical Data
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Acreage of Property

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UTM References (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | — | — | — | 3 | — | — | — |
| 2 | — | — | — | 4 | — | — | — |

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property.)

Block 3418A, Lots 47+

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are based on a city lot(s) retaining original property lines.

11. Form Prepared By

name/title Elizabeth Jo Lampl & Kay Fanning/Architectural Historians
organization Robinson & Associates date July 1992
street & number 1710 Connecticut Ave., NW telephone (202) 234-2333
city or town Washington state DC zip code 20009

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple owners
street&number telephone
city or town Baltimore state MD zip code 21217MD

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 5 & 6 Page 1

2535-57 McCulloh Street
name of property
Baltimore City, Maryland
county and State

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance

Prehistoric/Historic Period Theme(s): Architecture, Landscape
Architecture, and Community Planning; Social/Education/Cultural

Resource Type:

Category: building(s)

Historic Environment: urban

Historic Function(s) and Use(s): domestic

Known Design Source: William T. McCaffrey, builder

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

2535-57 McCulloh St.
name of property
Baltimore City, Maryland
county and State

DESCRIPTION

These three-story swell fronts share the rich materials characteristic of this upper portion of Penn-North. Unlike most of the examples in the survey area, these three-story dwellings are faced with rusticated ashlar sandstone on their first floors. The stone and iron-spot brick, in combination with the full three-story rounded bays, illustrate the desire to reach a middle-class homebuyer. Their refined quality also is likely an acknowledgment of the fact that McCulloh Street served as the primary horsecar route into fashionable Druid Hill Park.

There is a twin development, presumably by the same builder, across the street. The units are approached by marble steps. The single leaf entrances are flat headed with transoms. The window and door sills and lintels are of rusticated stone. The cornice is composed of a wide band of brick corbelling with a wooden, denticulated molding at the top.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

2535-57 McCulloh St.
name of property
Baltimore City, Maryland
county and State

SIGNIFICANCE

These three-story Swell Fronts were built by William T. McCaffrey between 1896 and 1899.

On July 6, 1896 (the issuance date), Eben B. Hunting (a prominent developer in the area) leased the land for twelve lots on the northeast side of McCulloh Street to William T. McCaffrey. (See attached lease, Liber R.O. 1628, Folio 420.) McCaffrey is listed in the 1896 as a contractor residing at 1246 N. Broadway. In the 1899 City Directory McCaffrey, still a contractor, resided at one of his own residences, at 2547 McCulloh Street.

McCaffrey then executed a mortgage with Eben B. Hunting as surety for the procurement of building supplies. (Liber R.O. 1628, Folio 427.) The mortgage, written on June 28th, 1896, was for the sum of \$7,200 to be paid back with interest within one year. McCaffrey states in the mortgage that he has applied to William H. Perot for the purchase of bricks for twelve houses, at a cost of no more than \$3,600. He also applied to Heise & Bruns for lumber for the houses, at a cost not to exceed \$1800. Finally, he applied to J.T. Miller & Company for millwork, also at a cost not to exceed \$1800.

McCaffrey agreed to pay ground rent of \$120 for each of his lots.

SANDTOWN-WINCHESTER/PENN-NORTH
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. B-4455

Neg. No. 7/20

Historic Name _____

Current Name/Use _____

Address(es) 2535 -57 McCulloh Street (between Brooks and Traction)

Resource/Property Type

- ☒ Rowhouses
☐ Commercial Structure
☐ Public/Institutional Building
☐ Public Housing
☐ Site
☐ Other

☒ Attached
☐ Freestanding

Note: _____

Stories 3 + B

Primary Material brick Secondary Material sandstone, wood

Roof Form flat

No. of Bays in Unit/Facade 3 If Rowhouse: ☐ Flat Front ☒ Swell Front ☐ Porch

Window Type: ☒ Double-Hung
☐ 1/1 Sash
☐ 2/2 Sash
☐ 2/1 Sash
☐ Other Sash
☐ Transom

Door Type: ☒ Single-Leaf
☐ Double-Leaf
☐ Number of panels (if visible)
☒ Transom

Architectural Style "Swell Front"/Romanesque Revival Date c. 1890-1901

Summary/Noteworthy Features: Fine streetscape of mirror-image Swell Fronts articulated in brownish brick and stone. Rusticated first floor. Full-height rounded bays alternate with flat 1-bay sections, with front doors. Rusticated stone window and door lintels, sills. Corbelled brick and denticulated wood cornice.

Alterations: ☐ Formstone ☐ Stucco
☐ Vinyl/Aluminum ☐ Window/Door Changes
☒ Awnings ☐ Missing Cornice Elements
☐ First-Floor Use Change ☐ Other: _____

Status: ☒ Occupied ☐ Vacant ☐ Mixed

NR Evaluation: ☒ Contributing ☐ Non-Contributing

Recommended for Intensive Level: ☒ Yes ☐ No

Surveyor: Joey Lampl
Date: February-April 1992

Affiliation: Robinson & Associates

SANDTOWN-WINCHESTER/PENN-NORTH
RECONNAISSANCE-LEVEL SURVEY FORM

Survey No. B-4455

Neg. No. 7/11

Historic Name _____

Current Name/Use Back Buildings, 2500 Block McCulloh Street (see roll 7/neg. 20 for facade)

Address(es) View from vacant lots on Druid Hill, facing northeast

Resource/Property Type

☒ Rowhouses
☐ Commercial Structure
☐ Public/Institutional Building
☒ Attached
☐ Public Housing
☐ Freestanding
☐ Site
☒ Other
Note: back buildings

Stories 2 + B

Primary Material brick Secondary Material wood

Roof Form flat

No. of Bays in Unit/Facade 3 If Rowhouse: ☐ Flat Front ☒ Swell Front ☐ Porch

Window Type: ☒ Double-Hung
☐ 1/1 Sash
☐ 2/2 Sash
☐ 2/1 Sash
☒ Other Sash
☐ Transom

Door Type: ☒ Single-Leaf
☐ Double-Leaf
☐ Number of panels (if visible)
☒ Transom

Architectural Style "Swell Front"/Romanesque Revival Date c. 1890-1901

Noteworthy Features: Back buildings separated by narrow recessed wall area between each 2-bay back building. Simple wood porches with turned supports running full length of rear elevation. Steep stairs set perpendicular to axis.

Alterations: ☒ Formstone ☐ Stucco
☒ Vinyl/Aluminum ☒ Window/Door Changes
☒ Awnings ☐ Missing Cornice Elements
☐ First-Floor Use Change ☐ Other: _____

Status: ☒ Occupied ☐ Vacant ☐ Mixed

NR Evaluation: ☒ Contributing ☐ Non-Contributing

Recommended for Intensive Level: ☐ Yes ☒ No

Surveyor: Joey Lamp

Affiliation: Robinson & Associates

Date: February-April 1992

Lease to
William T. McCaffery

This lease made this first
June in the year eighteen hundred and
sixty by and between Edwin B. Huntington
the first part and Lessor and William T. McCaffery

Block
Anner

as party of the second part and Lessee Witnesseth that the said Edwin B. Huntington in consideration of the rents hereinafter expressed to be paid by the said Lessee demise and lease unto the said William T. McCaffery his personal representatives and assigns all those twelve lots of ground situated in the City of Baltimore in the State of Maryland which are serially described as follows that is to say Beginning for the first of said lots of ground which is on the northeast side of McCulloh street at the distance of two hundred and sixty feet and eleven inches southeasterly from the corner formed by the intersection of the northeast side of McCulloh street and the southeast side of David Hill Terrace and running thence southeasterly to the northeast side of McCulloh street fourteen feet and eight inches to the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to McCulloh street through the center of said partition wall continuing the same course in all one hundred feet to the west side of an alley fifteen feet wide there situate thence northeasterly bounding on the southwest side of said alley with the line thereof in common fourteen feet and ten inches to the street and the line of the ground there situate belonging to the said Edwin B. Huntington and thence southeasterly bounding on said alley with the line thereof in common fourteen feet and ten inches to the street and thence southeasterly bounding on said alley with the line thereof in common fourteen feet and ten inches to the street and Beginning for the second of said lots of ground on the northeast side of McCulloh street at a distance of two hundred and seventy-five feet and nine inches southeasterly from the corner formed by the intersection of the northeast side of McCulloh street and the southeast side of David Hill Terrace the place of beginning is designed to be at the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence southeasterly bounding on the northeast side of McCulloh street fourteen feet and eight inches to the center of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to McCulloh street through the center of said last mentioned partition wall continuing the same course in all one hundred feet to the west side of an alley fifteen feet wide there situate thence northeasterly bounding on the southwest side of said alley with the line thereof in common fourteen feet and eight inches to the street and

of the partition wall first mentioned in the description of this lot thence southwesterly crossing the line so drawn and bounding thereon one hundred feet to the place of beginning and Beginning for the third of said lots of ground on the northeast side of Mc Bullloh street at the distance of two hundred and ninety feet and five inches southeasterly from the corner formed by the intersection of the northeast side of Mc Bullloh street and the southeast side of David Hill Terrace which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the northwest thence southwesterly bounding on the northeast side of Mc Bullloh street fourteen feet and eight inches to the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to Mc Bullloh street through the centre of said last mentioned partition wall and continuing the same course in all one hundred feet to the southwest side of an alley fifteen feet wide there situate thence northwesterly bounding on the southwest side of said alley with the use thereof in common fourteen feet and eight inches to intersect a line drawn north easterly from the place of beginning through the centre of the partition wall first mentioned in the description of this lot thence southwesterly crossing the line so drawn and bounding thereon one hundred feet to the place of beginning and Beginning for the fourth of said lots of ground on the northeast side of Mc Bullloh street at the distance of three hundred and five feet and one inch southeasterly from the corner formed by the intersection of the northeast side of Mc Bullloh street and the southeast side of David Hill Terrace which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the northwest thence southwesterly bounding on the northeast side of Mc Bullloh street fourteen feet and eight inches to the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to Mc Bullloh street through the centre of said last mentioned partition wall and continuing the same course in all one hundred feet to the southwest side of an alley fifteen feet wide there situate thence northwesterly bounding on the southwest side of said alley with the use thereof in common fourteen feet and eight inches to intersect a line drawn north easterly from the place of beginning through the centre of the partition

through the centre of the partition wall first mentioned in the description of this lot thence southwesterly reversing the line so drawn and bounding thereon one hundred feet to the place of beginning and Beginning for the seventh of said lots of ground on the northeast side of Mc Bulloh street at the distance of three hundred and forty nine feet and one inch southeasterly from the corner formed by the intersection of the northeast side of Mc Bulloh street and the southeast side of David Hill Terrace which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the northwest thence southeasterly bounding on the northeast side of Mc Bulloh street fourteen feet and eight inches to the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to Mc Bulloh street through the centre of said last mentioned partition wall and continuing the same course in all one hundred feet to the southwest side of an alley fifteen feet wide there situate thence northwesterly bounding on the southwest side of said alley with the use thereof in common fourteen feet and eight inches to intersect a line drawn northeasterly from the place of beginning through the centre of the partition wall first mentioned in the description of this lot thence southwesterly reversing the line so drawn and bounding thereon one hundred feet to the place of beginning and Beginning for the eighth of said lots of ground on the northeast side of Mc Bulloh street at the distance of three hundred and sixty three feet and nine inches southeasterly from the corner formed by the intersection of the northeast side of Mc Bulloh street and the southeast side of David Hill Terrace which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the northwest thence southeasterly bounding on the northeast side of Mc Bulloh street fourteen feet and eight inches to the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to Mc Bulloh street through the centre of said last mentioned partition wall and continuing the same course in all one hundred feet to the southwest side of an alley fifteen feet wide there situate thence northwesterly bounding on the southwest side of said alley with the use thereof in common fourteen feet and eight inches to intersect a line drawn northeasterly from the place of beginning through the centre of the partition wall first mentioned in the

first mentioned in the description of this lot thence southeasterly
following the line so drawn and bounding thereon one hundred feet
to the place of beginning and Beginning for the fifth of said lots
of ground on the northeast side of Mculloh street at the distance
of three hundred and nineteen feet and nine inches southeasterly
from the corner formed by the intersection of the northeast side of
Mculloh street and the southeast side of said Hill Terrace the
place of beginning is designed to be at the centre of the partition
wall between the house erected on the lot of ground now being
described and the house erected on the lot of ground next adjacent
thereto on the northwest thence southeasterly bounding on the north
east side of Mculloh street fourteen feet and eight inches to the
centre of the partition wall between the house erected on the lot
of ground now being described and the house erected on the lot
of ground next adjacent thereto on the southeast thence northeasterly
at right angles to Mculloh street through the centre of said
last mentioned partition wall and continuing the same course
in all one hundred feet to the southwest side of an alley fifteen
feet wide there situate thence northwesterly bounding on the south
west side of said alley with the use thereof in common fourteen
feet and eight inches to intersect a line drawn northeasterly from
the place of beginning through the centre of the partition wall first
mentioned in the description of this lot thence southwesterly fol-
lowing the line so drawn and bounding thereon one hundred feet to
the place of beginning and Beginning for the sixth of said lots of
ground on the northeast side of Mculloh street at the distance of
three hundred and thirty four feet and five inches southeasterly from
the corner formed by the intersection of the northeast side of Mculloh
street and the southeast side of said Hill Terrace which place of
beginning is designed to be at the centre of the partition wall between
the house erected on the lot of ground now being described and the
house erected on the lot of ground next adjacent thereto on the north
west thence southeasterly bounding on the northeast side of Mculloh
street fourteen feet and eight inches to the centre of the parti-
tion wall between the house erected on the lot of ground now being
described and the house erected on the lot of ground next adjacent
thereto on the southeast thence northeasterly at right angles to
Mculloh street through the centre of said last mentioned parti-
tion wall and continuing the same course in all one hundred
feet to the southwest side of an alley fifteen feet wide there situate
thence northwesterly bounding on the southwest side of said alley
with the use thereof in common fourteen feet and eight inches to
intersect a line drawn northeasterly from the place of beginning

from of this lot thence southwesterly running the line so drawn
bounding thereon one hundred feet to the place of beginning and
beginning for the ninth of said lots of ground on the northeast side of
Mc Bullough street at the distance of three hundred and seventy eight
feet and five inches southeasterly from the corner formed by the inter-
section of the northeast side of Mc Bullough street and the southeast side
of Druid Hill Terrace which place of beginning is designed to be at the
centre of the partition wall between the house erected on the lot of
ground now being described and the house erected on the lot of ground
next adjacent thereto on the northwest thence southeasterly bounding
on the northeast side of Mc Bullough street fourteen feet and eight inches
to the centre of the partition wall between the house erected on the lot
of ground now being described and the house erected on the lot of ground
next adjacent thereto on the southeast thence northeasterly at right angles
to Mc Bullough street through the centre of said last mentioned partition
wall and continuing the same course in all one hundred feet to the
southwest side of an alley fifteen feet wide there situate thence north-
westerly bounding on the southwest side of said alley with the use
thereof in common fourteen feet and eight inches to intersect a line
drawn northeasterly from the place of beginning through the centre
of the partition wall first mentioned in the description of this lot
thence southwesterly crossing the line so drawn and bounding thereon
one hundred feet to the place of beginning and Beginning for the
tenth of said lots of ground on the northeast side of Mc Bullough street
at the distance of three hundred and ninety three feet and one inch
southeasterly from the corner formed by the intersection of the northeast
side of Mc Bullough street and the southeast side of Druid Hill Terrace
which place of beginning is designed to be at the centre of the partition
wall between the house erected on the lot of ground now being described
and the house erected on the lot of ground next adjacent thereto on the
northwest thence southeasterly bounding on the northeast side of Mc Bullough
street fourteen feet and eight inches to the centre of the partition wall
between the house erected on the lot of ground now being described and
the house erected on the lot of ground next adjacent thereto on the south-
east thence northeasterly at right angles to Mc Bullough street through the
centre of said last mentioned partition wall and continuing the
same course in all one hundred feet to the southwest side of an alley
fifteen feet wide there situate thence northwesterly bounding on the
southwest side of said alley with the use thereof in common fourteen
feet and eight inches to intersect a line drawn northeasterly from
the place of beginning through the centre of the partition wall first
mentioned in the description of this lot thence southwesterly cross-
ing the line so drawn and bounding thereon one hundred feet

to the place of beginning and Beginning for the eleventh of said lots of ground on the northeast side of Mc bulloh street at the distance of four hundred and seven feet and nine inches southeasterly from the corner formed by the intersection of the northeast side of Mc bulloh street and the southeast side of Druid Hill Terrace which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the northwest thence southeasterly bounding on the northeast side of Mc bulloh street fourteen feet and eight inches to the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the southeast thence northeasterly at right angles to Mc bulloh street through the centre of said last mentioned partition wall and continuing the same course in one hundred feet to the southwest side of an alley fifteen feet wide there situate thence northwesterly bounding on the southwest side of said alley with the use thereof in common fourteen feet and eight inches to intersect a line drawn northeasterly from the place of beginning through the centre of the partition wall first mentioned in the description of this lot thence southwesterly reversing the line so drawn and bounding thereon one hundred feet to the place of beginning and Beginning for the twelfth of said lots of ground on the northeast side of Mc bulloh street at the distance of four hundred and twenty-two feet and five inches southeasterly from the corner formed by the intersection of the northeast side of Mc bulloh street and the southeast side of Druid Hill Terrace which place of beginning is designed to be at the centre of the partition wall between the house erected on the lot of ground now being described and the house erected on the lot of ground next adjacent thereto on the northwest thence southeasterly bounding on the northeast side of Mc bulloh street fifteen feet and one-half of an inch to the southeastermost outline of the ground there situate belonging to the said Eben B. Hunting thence northeasterly bounding on said outline one hundred feet to the southwest side of an alley fifteen feet wide there situate thence northwesterly bounding on the southwest side of said alley with the use thereof in common eleven feet nine inches and one-quarter of an inch to intersect a line drawn northeasterly from the place of beginning through the centre of the partition wall mentioned in this description thence southwesterly reversing the line so drawn and bounding thereon one hundred feet to the place of beginning The twelve lots of ground herein described being and comprising the whole of the lot of ground conveyed to the said Eben B. Hunting by Charles H. Ziegler and wife by a deed

the simple dated September 27th 1894 and recorded among the
Records of Baltimore City in Liber J.B. No. 1522 folio 513. Together
the improvements thereon and the rights and appurtenances thereunto
ing or appertaining To have and to hold the said lots of ground and
and to the use of the said Lessee his executors administrators or
assigns for the term of ninety-nine years beginning on the day of
the date of these presents he the said Lessor his executors adminis-
trators or assigns yielding and paying therefor unto the said Lessor
his heirs or assigns the rent or yearly sum of one hundred and
twenty dollars in gold coin of the United States for and upon each
of said twelve lots of ground in every year during the continuance
of this demise and that in even and equal half-yearly instal-
ments accounting for the same from the first day of November last
over and above all deductions for taxes and assessments of every kind
levied or assessed or to be levied or assessed on said demised pre-
mises or the rents issuing therefrom and that in such manner
that each one of the aforesaid lots of ground shall be liable only
for its own rent. Provided that if any one or more of said rents
shall be in arrear in whole or in part at any time then it shall
be lawful for said Lessor his heirs or assigns to make distress there-
for upon the premises so in arrear And provided also that if any
one or more of said rents shall be in arrear in whole or in part
for sixty days then it shall be lawful for the said Lessor his heirs
or assigns to re-enter upon the premises so in arrear and hold
the same until all arrearages of rent and all expenses incurred
by reason of such non payment shall be fully paid And provided
further that if any one or more of said rents in whole or in part
shall be in arrear for six months then the said Lessor his heirs
or assigns may re-enter upon the premises so in arrear and hold
the same as if this lease had never been made and the said
Lessee for himself his heirs executors administrators and assigns cov-
nants with the said Lessor his heirs and assigns to pay the pre-
said rents in gold coin taxes and assessments when legally deman-
dable and the said Lessor for himself his heirs executors adminis-
trators and assigns covenants with the said Lessee his executors
administrators and assigns that on the payment by him or
them of said rents and performance of all covenants herein on
the part of the said Lessee his executors administrators and assigns
to be performed by the said Lessor his heirs or assigns will warrant
the property hereby leased against all persons claiming or to claim
anything therein by through or under them or any of them and
that at any time during this demise the said Lessor his heirs
or assigns shall on payment to him of one dollar as annual fee

execute and deliver to the said Lessee his personal representatives or assigns at his or their request and cost a new lease for each one of the above demised lots of ground which shall not be forfeited for non-payment of the rent thereof as hereinbefore expressed for another term of ninety-nine years to commence on the expiration of this lease subject to the same rent and with the same covenants so that the demise hereby created may be renewable and renewed as to such lot or lots respectively from time to time forever And the said Lessor hereby covenants and agrees with the said Lessee that at any time after the expiration of ten years from the date hereof and after a previous notice of six months and the payment to him of a sum of money in gold coin of the United States equal to the capitalization at the rate of six per centum of any one or more of the rents hereby reserved upon the lot or lots so to be redeemed he will execute and deliver to the said lessee or to his personal representatives and assigns an apt and proper deed of the fee and reversion of the lot or lots whereout the rent or rents so to be redeemed shall issue and be payable provided all rent in arrear upon said lot or lots and the proportionate part of the accruing six months rent shall have been fully paid As witness our hands and seals the day and year first above written

Test

Wm Merriken

Eben B. Hunting (seal)

William T. Mcbaffery (seal)

State of Maryland Baltimore City to wit

I hereby certify that on this twenty-fifth day of June in the year one thousand eight hundred and ninety six before me the underscriber a Justice of the Peace of the State of Maryland in and for Baltimore City aforesaid personally appeared Eben B. Hunting and William T. Mcbaffery and severally acknowledged the aforesaid Lease to be their respective act

Wm Merriken J.P.

Recd for record July 6th 1896 at 11¹⁵ o'clock AM same day recorded and filed for record

William T. Mcbaffery
Mortg. to
Eben B. Hunting

This Mortgage is made on this the 25th day of June 1896 by and between William T. Mcbaffery as party of the first part and Mortgagee and Eben B. Hunting as party of

the second part and Mortgagee Whereas the said Mortgagee is justly indebted unto the said Mortgagee in the full and just sum of seven thousand and two hundred dollars (\$7200) which the said Mortgagee hath agreed to pay to the said Mortgagee and his assigns in twelve months after date in gold coin of the United States

Whereas the said Mortgager hath applied to William H. Perot to purchase the bricks necessary for the erection of the twelve houses to be erected on the lots of ground hereinafter referred to which he the said William H. Perot hath agreed to furnish and deliver provided his claim for said bricks to be furnished should be secured by the obligation of the said Mortgage to pay the same when due and payable provided such guarantee should not exceed the sum of three thousand and six hundred dollars and Whereas the said Mortgager hath also applied to Heise & Bruns to purchase the lumber necessary for the erection of the houses to be erected on said lots of ground which they the said Heise & Bruns have agreed to furnish and deliver provided their claim for said lumber to the extent of sixty-five per centum thereof should be secured by the obligation of the said Mortgage to pay the same when due and payable provided such guarantee should not exceed the sum of one thousand and eight hundred dollars (\$1800) and Whereas the said Mortgager hath also applied to J. T. Miller & Co to purchase the Mill work necessary for the erection of the houses to be erected on said lots of ground which they the said J. T. Miller & Co have agreed to furnish and deliver provided their claim for said mill work to the extent of sixty-five per centum thereof should be secured by the obligation of the said Mortgage to pay the same when due and payable provided such guarantee should not exceed the sum of one thousand and eight hundred dollars (\$1800) and Whereas the said Eben B. Huntington hath become security for the said Mortgage and executed and delivered unto the said William H. Perot his obligation as such surety for the payment of the amount due for the bricks hereinbefore referred to provided such guarantee shall not exceed the sum of three thousand and six hundred dollars and Whereas the said Eben B. Huntington hath also become security for the said Mortgage and executed and delivered unto the said Heise & Bruns his obligation as such surety for the payment of sixty-five per centum of the amount due for the lumber hereinbefore referred to provided such guarantee shall not exceed the sum of one thousand and eight hundred dollars and Whereas the said Eben B. Huntington hath also become security for the said Mortgage and executed and delivered unto the said J. T. Miller & Co his obligation as such surety for the payment of sixty-five per centum of the amount due for the Mill work hereinbefore referred to provided such guarantee shall not exceed the sum of one thousand and eight hundred dollars and Whereas the said Mortgagee desiring to indemnify and save harmless the said Mortgagee from and against all loss or damage he may sustain or be put to by reason of his having become surety for the payment

for the said debt and shall and lawfully shall
above mentioned to be furnished to the said Mortgagee
said Mortgagee executes these presents hereinafter the mortgage
Witnesseth that in consideration of the premises and of the sum
of one dollar the said Mortgagee doth grant and assign unto the
said Mortgagee his personal representative and assigns all those
twelve lots or parcels of ground and premises situate lying
and being in Baltimore City in the State of Maryland which
said twelve lots of ground are on the northeast side of 1st Ball
street and are the same twelve lots of ground as those described in
a lease thereof from the said Eben B. Hunting to the said Mort-
gagee dated of even date herewith and recorded among the Land
Records of Baltimore City from hereto Together with the buildings
and improvements thereon and the rights all ways with
privileges appurtenances and advantages thereto arising or in any way
appertaining To have and to hold the said lots or parcels of ground
with the improvements and appurtenances aforesaid unto the said
Mortgagee his executors administrators and assigns for all the residue
of the terms of years yet to come and unexpired thereof with the
benefit of renewal thereof from time to time forever subject to the
payment of the annual rent of one hundred and twenty dollars
for and upon each of said twelve lots of ground Provided that if
the said Mortgagee his executors administrators or assigns shall save
harmless and indemnify the said Mortgagee of and from any and
all loss by reason of his having become surety as above recited to the
extent of seventy-two hundred dollars and pay or cause to be paid
the aforesaid sum of seventy-two hundred dollars and all the instal-
ments of interest thereon when and as the same shall mature
and become payable and shall perform each and all of the con-
nants herein on his part contained then this mortgage shall be void
And the said William T. McLaughlin doth hereby declare his assent to the
passing of a decree by the Circuit Court of Baltimore City or the Circuit
Court Number Two of Baltimore City for a sale of the property hereby
mortgaged in accordance with Article IV Sections 692 to 704 inclusive of
the Maryland Code (1888) Public Local Laws Volume First or any suppli-
ments or additions thereto and in case of any default being made in
the payment of the aforesaid mortgage debt principal or interest in whole
or in part at the time or times limited and mentioned for the payment
of the same as aforesaid or in case of any default being made in any
covenant or condition of this Mortgage then the whole mortgage debt hereby
contracted to be secured shall be deemed due and payable and sale of
said mortgaged property may be made by the trustee or trustees named
in such decree as may be passed as aforesaid for the sale of said property

any such default as aforesaid to be made by the
party of the second part his executor administrators or assigns
here R. Willis his and their duly constituted attorney or attorneys
Articles xv Sections 6 to 10 inclusive of the Maryland Code 1891 Public
Laws or under any other General or Local Laws of the State of Maryland
relating to Mortgages and upon any sale of said property and the
proceeds shall be applied as follows to wit first to the
payment of all expenses incident to said sale second to the payment
of all claims of the party of the second part his executor administrators
or assigns in order whether the same shall have then matured or
not and third the balance if any to the said party of the first part
his executor administrators or assigns And it is agreed that until
be made in the premises the said party of the first part his executor
administrators or assigns shall possess the aforesaid property upon paying or
causing to be paid the ground rent aforesaid and all taxes assessments public
and charges levied and assessed or to be levied or assessed on such
mortgaged property which ground rent and taxes mortgage debt and
all public dues charges and assessments the said party of the first part
hereby covenants to pay when legally payable And the said party of
the first part further covenants to insure and pending the existence of
this Mortgage to keep insured the improvements on the hereby mortgaged
property to the amount of at least seventy two hundred dollars and to
the policy to be effected thereon to be so framed or indorsed as in case
of fire to cover to the benefit of the said party of the second part the
extent of his lien or claim hereunder Witness the hand and seal of the
said Mortgagee

Test Wm. Mearns

William T. Mc Caffrey

State of Maryland City of Baltimore SS

On this 25th day of June in the year one thousand eight hundred and ninety
one before me a Justice of the Peace of the State of Maryland in and for the
City of Baltimore aforesaid personally appeared William T. Mc Caffrey the
Mortgagee named in the foregoing Mortgage and acknowledged the foregoing
Mortgage to be his act At the same time also appeared John B. Hunting and
made oath in due form of law that the consideration set forth in said
Mortgage is true and bona fide as therein set forth And also made oath
solely on behalf of Almighty God that he hath not acquired the Mortgage
or interest or Attorney or any person for the said Mortgage to pay the tax levied
upon the interest covenanted to be paid or advanced nor will he require the
same to be paid by the Mortgagee or any person for him during the
existence of this Mortgage

Wm. Mearns J.P.

And for record only 6th 1891 at 11 o'clock a.m. same day recorded and for cost paid

DRUID HILL PARK

TERRACE

PARK

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RETREAT

AV.

DRUID HILL

McCULLOH

AV.

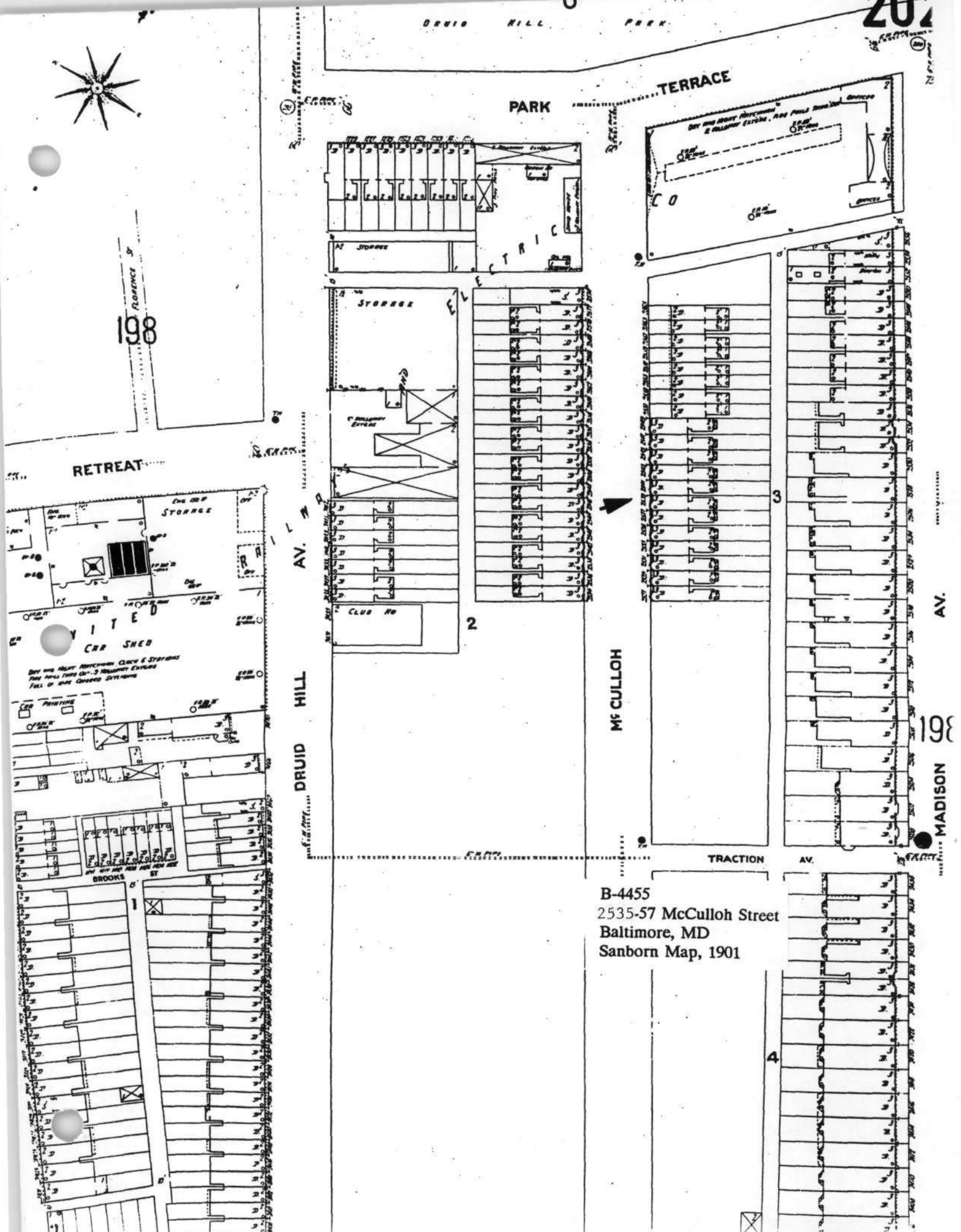
198

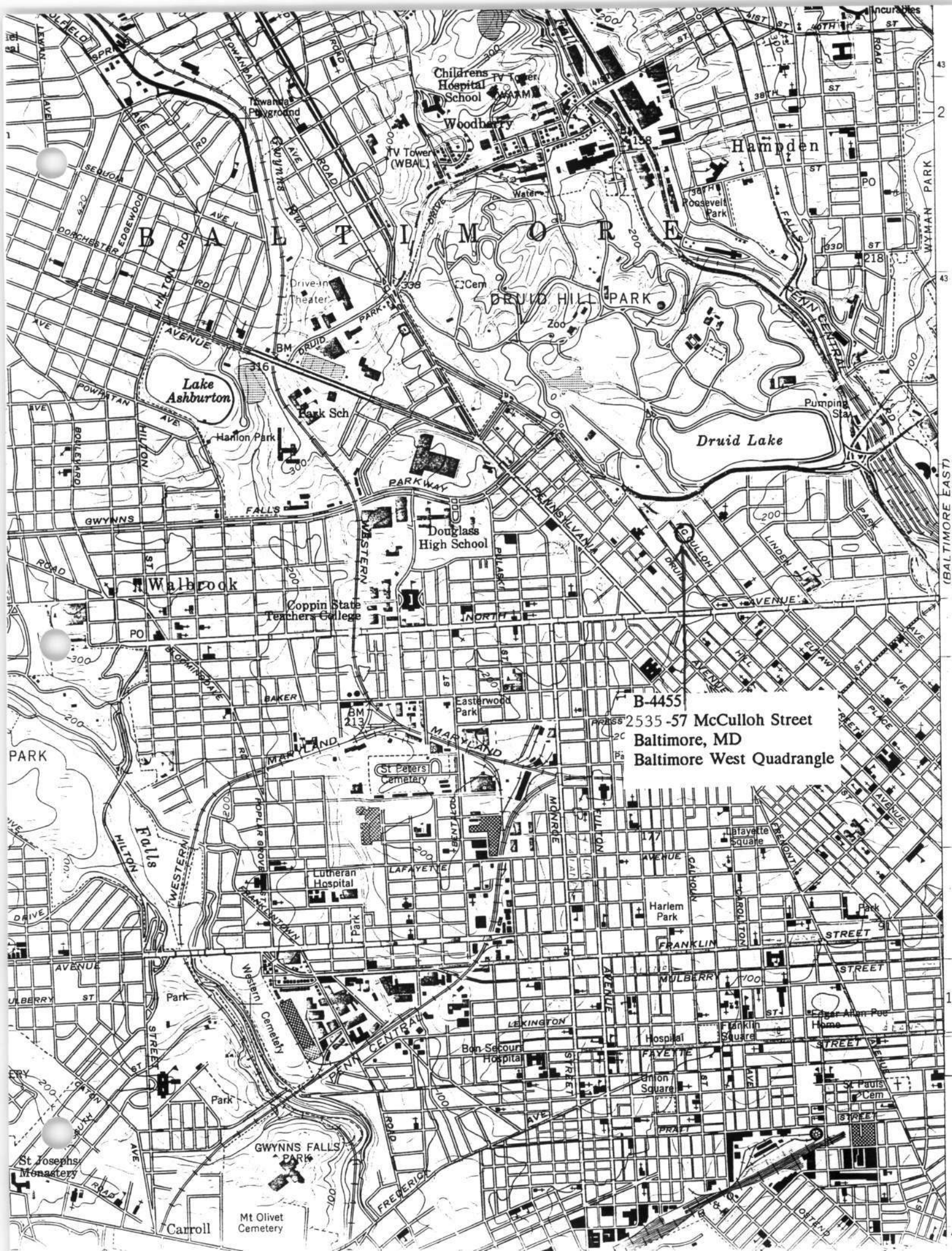
MADISON

TRACTION

AV.

B-4455
2535-57 McCulloh Street
Baltimore, MD
Sanborn Map, 1901





B-4455

2535-57 McCulloh Street
Baltimore, MD
Baltimore West Quadrangle

B-4455



2500 Block



2500 Block (rear)



SANDTOWN - WINCHESTER / PENN - NORTH

#B-4455

BALTIMORE, MD

ELIZABETH GO LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND
ARCHITECTURAL PRESERVATION

2525 - 57 MCCULLOH ST. (BETWEEN BROOKS
AND TRACTION)

VIEW FACING SOUTHEAST

ROLL 7 / NEG 20

1 of 2



SANDTOWN - WINCHESTER / PENN - NORTH

#B-4455

BALTIMORE, MD

ELIZABETH Q. LAMPL

MARCH 1992

CITY OF BALTIMORE, COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION

BACK BUILDINGS, 2534-74 - MCCULLOH ST. (SEE ROLL 7/NEG 20 FOR
VIEW FROM VACANT LOTS ON DRUID HILL, FACADE)

FACING NORTHEAST

ROLL 7/NEG 11

2 of 2